9th Reconnaissance Wing

For questions, please contact:

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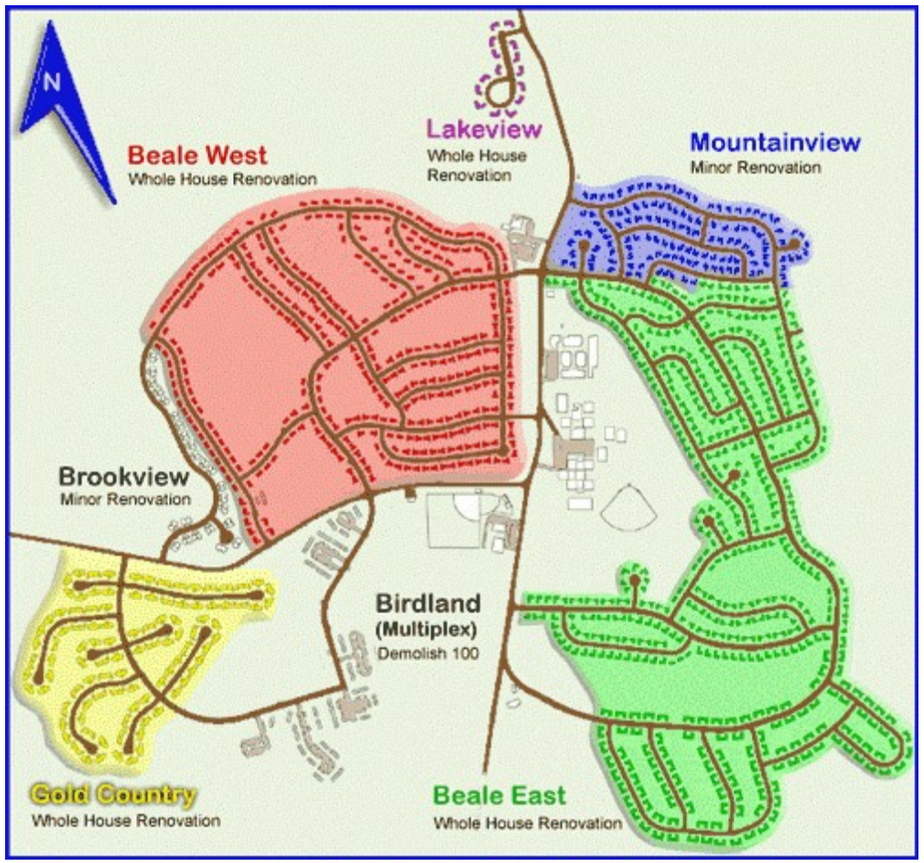
Check out our web site at:

http://www.beale.af.mil/Information/Privatization.html

Housing Community Locations



An additional 109 units will be demolished in the existing housing area.

More detailed information is available at our web site:
http://www.beale.af.mil/Information/Privatization.html

Beale Housing Privatization

Providing safe, quality, well-maintained homes in the foothills of the Sierra Nevada

Objective

Our goal is to provide “access to safe, quality, well-maintained housing in a community where you and your family will gladly *choose* to live.” We have an ambitious and aggressive program to renovate existing homes, demolish others, and construct replacement homes on Beale AFB.

Why Privatize?

We have over 900 housing units that need modernization. Under the normal Military Construction (MILCON) program, it would take several decades to upgrade them to modern standards. Under privatization, this can be accomplished in just 7 years. With the help of a private developer, Beale housing will be an exciting place to live and will offer a diverse recreational environment.

Project Details

- Required renovation of all units and possibly some new construction
- Convey all 1,553 homes on Beale
- Demolish 209 units
- Some required amenities:
  - ✓ Increased square footage
  - ✓ Modernized electrical & mechanical systems
  - ✓ Ceiling fans
  - ✓ Upgraded appliances
  - ✓ Extra storage
  - ✓ Garages
  - ✓ Ceiling fans with light fixtures
  - ✓ Carpet
  - ✓ Category 5 wiring (DSL, cable, phone)
- Some Desires:
  - ✓ New construction vs. renovation
  - ✓ All single family units vs. duplex units
  - ✓ More three & four bedroom units instead of two bedrooms
  - ✓ Additional storage space in garages
  - ✓ Screened-in patios
  - ✓ Jogging paths
  - ✓ Community pool

Timeline

- Select Developer AUG-DEC ‘03
- Award Contract APR ‘04
- Complete Construction JUL ’11

Lease Agreement

- Renting privatized housing is optional
- Lease is between military member and the private developer
- Rent equals Basic Allowance for Housing (BAH) minus a 110% utility allowance
  - ✓ Rent paid by allotment directly to the developer
  - ✓ Utility allowance calculated based on average usage over 5 years
- No security deposit; no pet deposit
- How utilities are paid:
  - ✓ Utility bills are paid to the service provider
  - ✓ Tenant pays for electricity
  - ✓ Tenant pays for telephone and cable
  - ✓ Water, sewer, trash collection are covered by rent payment

Frequently Asked Questions *

1. Will I have to pay for utilities?

Yes, you will pay the electricity bill on a per month basis from a “utility allowance.” See “Lease Agreement” section of this brochure for details.

2. What will be my “out-of-pocket” expenses once privatization is initiate

Our goal continues to be minimizing out of pocket expenses. Your expenses will normally be limited to your BAH. However, additional “out- of- pocket” expenses may be incurred for utilities. While the utility allowance is 110% of average utility costs for each unit type, once meters are installed, actual utility costs will be based on actual consumption." If you used more than the allowance, it will cost you. Of course, you will pocket the savings if you use less.

3. How will the housing referral process change once privatization begins?

The referral process will still be managed by the Beale Housing Office, so no significant changes to the current process are expected.

4. What if the lights go out or I have other maintenance problems?

The developer will be responsible for all housing maintenance and repair activities at a performance similar to the current service level in base housing.

5. How will the base maintain securit

Security, fire protection, and emergency services will still be the responsibility of the Air Force.

* You can submit your own questions and read more detailed questions and answers at our web site:

http://www.beale.af.mil/Information/Privatization.html